

Exhibit 6

Civil Case No:
24-10864-WGY

Your Order Summary

FILE #	2020-1-2250	PROPERTY ADDRESS	148 Williams Street Taunton, MA 02780	LOAN #	EAS2007368067
PREPARED	12/23/2020	BUYER	Michelle Newcomb	TITLE BY	Platinum Title and Closing Services PC
SETTLEMENT	12/24/2020	SELLER	Michelle Torrey	OUR ADDRESS	1185 Turnpike Street Stoughton, MA 02072
DISBURSEMENT	12/24/2020	LENDER	Residential Mortgage Services, Inc.	OUR PHONE #	(617) 941-9100
SETTLEMENT LOCATION	1185 Turnpike Street Stoughton, MA 02072			ATTORNEY	Betsy Kelley

Charges

SELLER DEBIT	SELLER CREDIT	PRIMARY CHARGES & CREDITS	BUYER DEBIT	BUYER CREDIT
	\$392,500.00	Sales Price of Property	\$392,500.00	
		Loan Amount		\$385,390.00
\$7,500.00		Seller Credit		\$7,500.00
		Lender Credit		\$3.00
SELLER DEBIT	SELLER CREDIT	PRORATIONS/ADJUSTMENTS	BUYER DEBIT	BUYER CREDIT
	\$104.99	City/Town Taxes 12/24/2020 to 01/01/2021	\$104.99	
SELLER DEBIT	SELLER CREDIT	LOAN CHARGES	BUYER DEBIT	BUYER CREDIT
		0.25% of Loan Amount (Points)	\$963.48	
		Origination Fee	\$1,185.00	
		verification fee	\$125.00	
		Appraisal Fee to Barlow RE Appraisal	\$475.00	
		Credit monitoring to Equifax	\$14.00	
		Credit Report Fee to Factual Data	\$44.75	
		Flood Cert Fee to Corelogic	\$8.50	
		MERS to MERS	\$11.95	
		mortgage Insurance premium to HUD	\$4,628.33	
		Obtain MLC (2) to Taunton, MA Tax Collector	\$100.00	
		Plot Plan to New England Land Survey, Inc.	\$110.00	
		Prepaid Interest (\$30.36 per day from 12/24/2020 to 01/01/2021)	\$242.88	
SELLER DEBIT	SELLER CREDIT	IMPOUNDS	BUYER DEBIT	BUYER CREDIT
		Homeowner's Insurance \$146.42 per month for 3 mo.	\$439.26	
		Property taxes \$402.47 per month for 2 mo.	\$804.94	
		Aggregate adjustment		\$146.42
SELLER DEBIT	SELLER CREDIT	PAYOFFS	BUYER DEBIT	BUYER CREDIT
\$137,025.13		Payoff to Mr. Cooper		
		Principal : \$136,198.73		
		Interest : \$701.40		
		Release : \$105.00		
		: \$20.00		

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		Recording Fees		\$475.00
		---Deed: \$155.00		
		---Mortgage: \$205.00		
		---MLC: \$80.00		
		---Homestead: \$35.00		
		---: \$		
\$1,789.60		Excise Tax (State Deed Taxes) to Bristol North Registry of Deeds		
SELLER DEBIT	SELLER CREDIT	TITLE CHARGES	BUYER DEBIT	BUYER CREDIT
		Title - Lender's Title Policy to First American Title Insurance Company	\$965.00	
		Title - Settlement or Closing Fee to Platinum Title and Closing Services PC	\$595.00	
		Title Exam Fee to Platinum Title and Closing Services PC	\$125.00	
		Title - Owner's Title Policy to First American Title Insurance Company	\$782.00	
SELLER DEBIT	SELLER CREDIT	MISCELLANEOUS CHARGES	BUYER DEBIT	BUYER CREDIT
\$75.00		Discharge Tracking Fee to Platinum Title and Closing Services PC		
\$50.00		payoff processing fed ex to Platinum Title and Closing Services PC		
		Homeowner's Insurance Premium to Arbella	\$1,757.00	
		EST Feb Tax Bill to City of Taunton	\$1,207.41	
SELLER DEBIT	SELLER CREDIT	TOTALS	BUYER DEBIT	BUYER CREDIT
\$146,439.93	\$392,604.99		\$409,664.49	\$393,039.42

CASH FROM BUYER \$16,625.07

CASH TO SELLER \$246,165.06

Acknowledgement

We/I have carefully reviewed this settlement statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of this settlement statement.

We/I authorize Platinum Title and Closing Services PC to cause the funds to be disbursed in accordance with this statement.

Buyer


Michelle Newcomb

Seller

12/24/2020
Date


Michelle Morley
Date

Settlement Agency

Settlement Agent

Date

Closing Information

Date Issued
 Closing Date 12/24/2020
 Disbursement Date 12/24/2020
 Settlement Agent Platinum Title and Closing Services PC
 File # 2020-1-2250
 Property 148 Williams Street
 Taunton, MA 02780
 Sale Price \$392,500.00

Transaction Information

Borrower Michelle Newcomb
 148 Williams Street
 Taunton, MA 02780
 Seller Michelle Torrey
 148 Williams Street
 Taunton, MA 02780
 Lender Residential Mortgage Services, Inc.

Summaries of Transactions

SELLER'S TRANSACTION

M. Due to Seller at Closing \$392,604.99
 Sale Price of Property \$392,500.00
 Sale Price of Any Personal Property Included in Sale

Adjustments for Items Paid by Seller in Advance
 City/Town Taxes 12/24/2020 to 01/01/2021 \$104.99
 County Taxes
 Assessments

N. Due from Seller at Closing \$146,439.93
 Excess Deposit
 Closing Costs Paid at Closing (J) \$1,914.80
 Existing Loan(s) Assumed or Taken Subject to
 Payoff of First Mortgage Loan to Mr. Cooper \$137,025.13
 Payoff of Second Mortgage Loan
 Seller Credit \$7,500.00

Adjustments for Items Unpaid by Seller

City/Town Taxes
 County Taxes
 Assessments

Calculation

Total Due to Seller at Closing (M) \$392,604.99
 Total Due from Seller at Closing (N) -\$146,439.93
 Cash to Close ☐ From ☒ To Seller \$246,165.06

Contact Information

Real Estate Broker (B)

Name
 Address
 ST License ID
 Contact
 Contact ST License ID
 Email
 Phone

Real Estate Broker (S)

Name
 Address
 ST License ID
 Contact
 Contact ST License ID
 Email
 Phone

Settlement Agency

Name Platinum Title and Closing Services PC
 Address 1185 Turnpike Street
 Stoughton, MA 02072
 ST License ID 560474
 Contact Betsy Kelley
 Contact ST License ID 560474
 Email betsy@platinumtitleandclosing.com
 Phone 617-347-3477

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details		Seller Paid	
		At Closing	Before Closing
LOAN COSTS			
A. Origination Charges			
1 0.25% of Loan Amount (Points)			
B. Services Borrower Did Not Shop For			
C. Services Borrower Did Shop For			
OTHER COSTS			
E. Taxes and Other Government Fees			
1 Recording Fees Deed: \$155.00 Mortgage: \$205.00			
2 Excise Tax (State Deed Taxes) to Bristol North Registry of Deeds		\$1,789.80	
F. Prepays			
1 Homeowner's Insurance Premium to Arbella			
2 Mortgage Insurance Premium			
3 Prepaid Interest			
4 Property Taxes			
G. Initial Escrow Payment at Closing			
1 Homeowner's Insurance			
2 Mortgage Insurance			
3 Property taxes			
H. Other			
1 payoff processing fee ex to Platinum Title and Closing Services PC		\$50.00	
2 Discharge Tracking Fee to Platinum Title and Closing Services PC		\$75.00	
I. TOTAL CLOSING COSTS		\$1,914.80	


Michelle Torrey

Date